



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Hearing to Consider the Request of Randall Heinitz to Amend P-D(6), Planned Development District No. 6 to Include the Lots at 60 and 70 North Lower Sacramento Road to Provide for an Existing Single-Family Dwelling and Two Proposed Duplexes

**MEETING DATE:** April 20, 1994

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** that the City Council conduct a Public Hearing to consider the request of Randall Heinitz to amend P-D(6), Planned Development District No. 6 to include the lots at 60 and 70 North Lower Sacramento Road to provide for an existing single-family dwelling and two proposed duplexes and take the appropriate action.

**BACKGROUND INFORMATION:** Mr. Heinitz resides at 70 North Lower Sacramento Road and also owns the older residence at 60 North Lower Sacramento Road. He wishes to reconfigure the two parcels into three parcels, one for his home and the other two for proposed duplexes. The duplexes would conform to existing duplexes south of his property extending to Oxford Way.

The applicant has attempted to finance new single-family homes on the proposed new parcels. However, the existence of duplexes in the area has not made such a project attractive to lenders.

At its meeting of Monday, February 28, 1994 the Planning Commission agreed with Mr. Heinitz's request and recommended its approval to the City Council.

**FUNDING:** Application fees.

  
James B. Schroeder  
Community Development Director

JBS/ck

Attachments

APPROVED

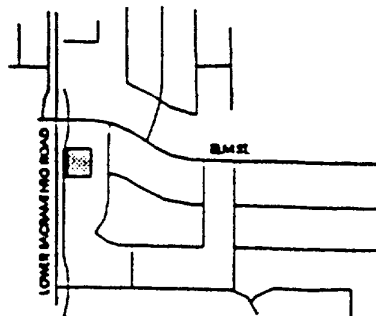


THOMAS A. PETERSON  
City Manager



recycled paper

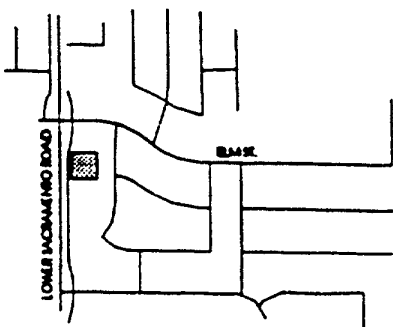
CC-1

[illegible]

VICINITY MAP



**Randall Heinitz**  
Amend PD(6) to Include Lots  
at 60 & 70 N. Lwr. Sacramento Rd.  
Z-94-02 02-28-94



VICINITY MAP



Randall Heinitz  
 Create 3 Lots From 2  
 60 & 70 N. Lwr. Sacramento Rd.  
 94-P-001 02-28-94

LOWER SACRAMENTO ROAD  
 (Frontage Rd.)

Parcel 3  
 0.33 ± AC.

Parcel 2  
 0.19 ± AC.

Parcel 1  
 0.29 ± AC.

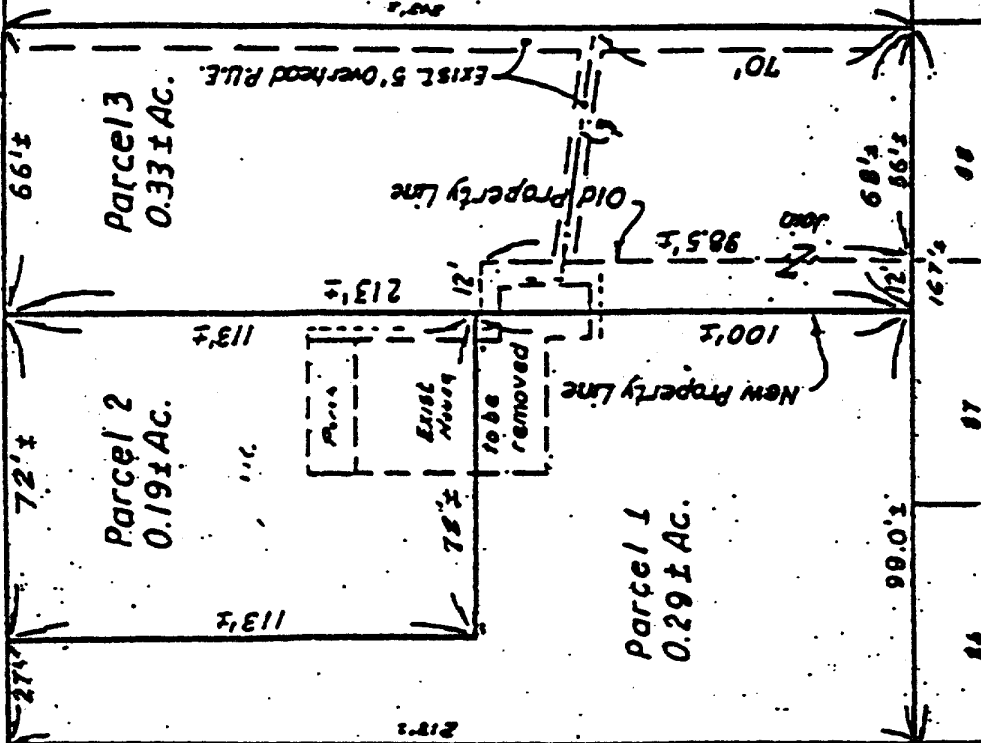
ALADDIN GARDENS

EXIST. 5' OVERHEAD P.U.E.

Old Property Line

New Property Line

EXIST. HOUSE removed



DECLARATION OF MAILING

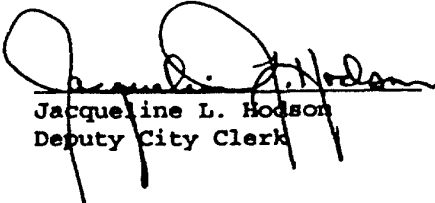
On March 17, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 17, 1994, at Lodi, California.

\_\_\_\_\_  
Jennifer M. Perrin  
City Clerk

  
\_\_\_\_\_  
Jacqueline L. Hodson  
Deputy City Clerk



**CITY OF LODI**  
Carnegie Forum  
305 West Pine Street, Lodi

**NOTICE OF PUBLIC HEARING**

**Date: April 20, 1994**

**Time: 7:00 p.m.**

For information regarding this notice please contact:

**Jennifer M. Perrin**  
City Clerk  
Telephone: (209) 333-6702

**NOTICE OF PUBLIC HEARING**


**NOTICE IS HEREBY GIVEN** that on Wednesday, April 20, 1994 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation to amend P-D(6), Planned Development District No. 6 to include the lots at 60 and 70 North Lower Sacramento Road to provide for an existing Single-Family dwelling and two proposed duplexes.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
Jennifer M. Perrin  
City Clerk

**Dated: March 16, 1994**

Approved as to form:

  
Bobby W. McNatt  
City Attorney

PUBLIC HEARING LIST

Page 1 of 2

MARKING LIST FOR:	OWNER'S NAME	MARKING ADDRESS	CITY, STATE	ZIP
029-030-67	Randall Laura Heinze	70 N Lwr Sacramento Rd	Lodi CA	95348
-68	"	80	"	"
-50	James S & Wilma Babcock	1819 S. Cherokee Ln	"	"
-77	Robert Bartels	12732 N Lwr Sacramento	"	"
-190-01	Casey Barcus Jr.	2416 W. Elm St.	"	"
-02	Russell Daves	2412 W. Elm	"	"
-03	Alvin & G. Fahnrich et al	2445 McArthur Park	"	"
-04	Terry L. Glenn	87 Genie Way	"	"
-05	Richard & C. H. Angulo	81	"	"
-06	Leticia H & F Kuhlmann	"	"	"
-07	Walter F & M Spurgin	1116 Turner Rd	"	"
-08	Martine & J. Hughes	P.O. Box 2697	"	95341
-09	Paul T & Sk Wolk	15880 Curry Ave	"	95340
-10	Christian P Jensen	2239 Burton Way	"	95342
-11	Paul T & Sk Wolk	15880 Curry Ave	"	95340
-12	Roger D & Kim B Sanders	2333 Burton Way	"	95342
-36	Charles L & Della Allison	2330	"	95342
-37	Mohammad J Sublhan	2336	"	"
-38	James Greening	56 Genie Way	"	"
-39	Michael & Jill Tutty	48	"	"
-40	Kathryn C Gledt	75	"	"
-41	John P & C. Wilbur	69	"	"
-42	Donald & Cleo Standridge	63	"	"
-43	Robert E & Mc Cully	57	"	"
-44	Gregory A. Albert	51	"	"
-45	Robert & Norma Hutz	1009 W Turner Rd	"	95348
-46	Carmelo & F. Maggio Trs.	901 Greenwood Dr.	"	"
-47	Orlando G & Naylor, Spers	1434 Arundel Ct	"	"
-48	Sarah Gay Gendro	P.O. Box 1347	"	95340
-49	Raymond & Gay Cuencia	535 E Riverside Dr.	Woodbridge CA	95352
-50	Michael L. Lear	22 N Lwr Sacramento Rd	Lodi	95342
190-27	Donald F. Leonard	2420 Aladdin Way	"	"
-38	Dee R. Leonard	2426	"	"
-39	Richard & M. Gabrion	2422	"	"
-30	Robert L. Davis	2428	"	"
-31	Deanna & Jean Schirke	35 Genie Way	"	"
-32	Warren E. Green	45	"	"

MARINO LIST FORM					
AP #	OWNER'S NAME	MARINO ADDRESS	CITY, STATE	ZIP	
029-186-33	GARY G & MARIE STANDT	314 W LOCKFORD ST	LODI CA	97344	
-34	GALE LILCO	14929 ENRIKO AVE.	STOCKTON CH	95212	
-35	G D & T B STOUT	2401 YOSEMITE DR.	Lodi CA	95244	
-36	ANDREW C & THO STOUT	9808 PALM AVE	BAKERSFIELD	93313	

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI  
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI  
AND THEREBY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 6  
(P-D 6) BY REDESIGNATING THE PARCELS AT 60 AND 70 NORTH  
LOWER SACRAMENTO ROAD FROM R-1, SINGLE FAMILY RESIDENTIAL

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LODI AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by  
Title 17 of the Lodi Municipal Code is hereby amended as follows:

Planned Development District No. 6 (P-D 6) is hereby amended by  
redesignating 60 and 70 North Lower Sacramento Road, APN 029-030-67 and  
APN 029-030-68 from R-1, Single Family Residential, to provide for an  
existing single-family dwelling and two proposed duplexes.

SECTION 2. The alterations, changes, and amendments of said Official  
District Map of the City of Lodi herein set forth have been approved by  
the City Planning Commission and by the City Council of this City after  
public hearings held in conformance with provisions of Title 17 of the  
Lodi Municipal Code and the laws of the State of California applicable  
thereto.

SECTION 3. All ordinances and parts of ordinances in conflict herewith  
are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi  
News Sentinel", a daily newspaper of general circulation printed and  
published in the City of Lodi and shall be in force and take effect  
thirty days from and after its passage and approval.



Approved this            day of

\_\_\_\_\_  
JACK A. SIEGLOCK  
Mayor

Attest:

JENNIFER M. PERRIN  
City Clerk

-----

State of California  
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1593 was introduced at a regular meeting of the City Council of the City of Lodi held \_\_\_\_\_, 1994 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1994 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1593 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN  
City Clerk

Approved as to Form

BOBBY W. McNATT  
City Attorney

ORD1593/TXTA.01V

CITY COUNCIL

JACK A. SIEGLOCK, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
RAY G. DAVENPORT  
PHILLIP A. PENNING  
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
BOB McNATT  
City Attorney

May 20, 1994

Mr. Randall Heinitz  
70 North Lower Sacramento Road  
Lodi, CA 95242

Dear Mr. Heinitz

RE: Rezoning  
Amend Planned Development District No. 6  
60 and 70 North Lower Sacramento Road

At its meeting of Wednesday, April 20, 1994 the Lodi City Council approved your request to amend P-D(6), Planned Development District No. 6 to include the parcels at 60 and 70 North Lower Sacramento Road to provide for 1 single-family lot and 2 duplex lots in an area presently zoned R-1, Single-Family Residential.

Ordinance No. 1593 which rezones the parcels was brought up for final passage at the City Council meeting of Wednesday, May 4, 1994. This Ordinance will be in effect on June 4, 1994.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director

cc: 

CC-53(2) + CC-149